

3.3.5 Industrial Development Costs

The four conceptual industrial development alternatives presented in Section 3.3 were evaluated to determine the relative economic impact to new development on an industrial building per acre bases. Table 3-4 summarizes the results of this economic analysis as percent difference from the existing policy of a 1-foot rise floodway. Detailed calculations can be found in Appendix A.

As shown in Table 3-4, the standard industrial zoning (I-3) layout scenarios have an increasing development cost compared to the existing policy. The no net rise/compensatory storage floodplain management alternative had the highest percent increase over the existing policy because of additional excavation costs and the limited building area caused from not allowing parking within the compensatory storage area. If parking were allowed with the compensatory storage area, the percent increase would be less than the 10 percent.